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TOWN OF SCITUATE
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE**

July 19, 2018

The Scituate Zoning Board of Appeals will hold a public hearing in the Selectmen's Hearing Room in the Scituate Town Hall located at 600 Chief Justice Cushing Hwy. on **Thursday, July 19, 2018 at 7:30 P.M.** to consider the following request:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Diamond Development of P.O. Box 1480, Duxbury, MA 02331 requests a Special Permit pursuant to M.G.L. Chapter 40A and Section 610.2B of the Scituate Zoning Bylaw to allow the construction of a single family dwelling on a lot which contains 50' of frontage and 50' at every point between the frontage street or way and the nearest part of the dwelling to be erected on said lot at **53 Border Street, Scituate, MA (Assessor's Map 6, Block 2, Parcel 6).**

Second Application: Patrick and Emily Farr of 3 Garden Road, Scituate, MA request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw to construct an addition to their pre-existing, nonconforming single family dwelling, increasing the gross floor area by more than 20% at **3 Garden Road, Scituate, MA (Assessors Map 34, Block 22, Parcel 3).**

Third Application: Sharon Anderson of 41 Gerald Road, Milton, MA 02186 requests a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 810.2 and 470.6 of the Scituate Zoning Bylaw to allow the razing and reconstruction of the preexisting, nonconforming single family dwelling at **29 Gilson Road, Scituate, MA (Assessor's Map 55, Block 6, Parcels 19 & 20)** increasing the gross floor area by more than 20%.

Fourth Application: Roman Catholic Archbishop of Boston of 66 Brooks Drive, Braintree, MA 02184 requests a Finding under Scituate Zoning Bylaw Section 820 and M.G.L. Chapter 40A, Section 6, and any other relief that the Board of Appeals may grant, that the cemetery land uses at **St. Mary of the Nativity Parish Cemetery, 0 Meeting House Lane and Stockbridge Road (Assessor's Map 55, Block 3, Parcels 15-0)** are pre-existing, nonconforming, and that the proposed expansion of the cemetery use is permissible in that the proposed expansion will not be substantially more detrimental to the neighborhood than the pre-existing nonconformities.

Fifth Application: Mark & Karen Perfetti of 2 Ladd's Way, Scituate, MA 02066 request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, and/or Sections 470 and 810.2 of the Scituate Zoning Bylaw, and/or any other relief that the Board of Appeals deems necessary to allow the razing and reconstruction of a pre-existing, non-conforming single family dwelling at **294 Central Avenue, Scituate, MA (Assessor's Map 69, Block 1, Parcel 9)**.

Sixth Application: 360 Gannett Road Realty Trust, LLC of 358-360 Gannett Road, Scituate, MA requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and/or Scituate Zoning Bylaw Sections 810.3 and 830 to allow the reconstruction and relocation of the preexisting, nonconforming structure and foundation, which structure were accidentally destroyed by fire, upon the premises commonly known as Jamie's Pub located at **360 Gannett Road, Scituate, MA (Assessor's Map 13, Block 2, Parcel 37)** will not be substantially more detrimental to the neighborhood than the destroyed pre-existing non-conforming structure.

Seventh Application: Karen N. Custenborder of 66 Brockton Avenue, Scituate, MA 02066 requests a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw, and/or any other relief that the Board of Appeals may grant to allow the construction of an addition to the pre-existing, nonconforming single family dwelling at **66 Brockton Avenue, Scituate, MA (Assessor's Map 40, Block 5, Parcel 5)** increasing the gross floor area by more than 20%.

Eighth Application: Town of Scituate of 600 Chief Justice Cushing Hwy, Scituate, MA 02066 requests a Special Permit in accordance with Scituate Zoning Bylaw Section 460.2 for the maintenance dredging by mechanical methods of an estimated 30,250 CY of sediment from three (3) existing/authorized navigation channels located within the **South River (North of Marshfield Avenue/ Sea Street Bridge to confluence with North River)**. All dredge sediments will be disposed offshore at the Massachusetts Bay Disposal Site (MBDS).

Presentation of proposed Town Water Offset/Mitigation Policy by Becky Malamut, Chairman of Water Resources Committee.

III. ADJOURNMENT

John Hallin, Chairman
Scituate Zoning Board of Appeals